DELEGATED DECISION REPORT

SMD/2019/0111	**11 OAK MOUNT ROAD**	**PROPOSED GROUND FLOOR**
Valid 22/02/2019	**WERRINGTON**	**REAR EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development;
- Design and visual impact;
- Neighbour amenity;
- Drainage;
- Highways.

DESCRIPTION OF SITE

The application site is 11 Oak Mount Road Werrington, a two-storey, detached dwelling occupying a wedge shaped plot of land. The application dwelling occupies a corner plot near to the junction with Hill Village Road, its side and front being a visually prominent part of the streetscene. Land levels within the site do not alter greatly; there is a gentle slope downwards from the front of the property to the rear boundary but nothing which would have any significant impact upon the proposal. There is off road parking at the front of the house, an attached garage and boundaries consist of timber fencing and hedgerows.

For the purposes of planning policy consideration the application site is located within the Werrington and Cellarhead Village Development Boundary, there are no Listed Buildings within or near to the site, there are no protected trees and the dwelling does not sit within any Conservation Area.

PROPOSAL

The application is for the erection of a single storey rear extension to replace an existing conservatory. The extension would have a lean-to roof (including roof lights), be built using brick and tile and have concertina style glazed doors spanning the majority of the width of the dwelling. Additional glazing within the upper side wall would also allow natural light into the extension. Internal alterations include the blocking of the kitchen door (currently connecting the main part of the house to the conservatory) and the removal of the dining room window to allow for a wider link to the extension. The extension would project approximately 3m from the rear of the dwelling, planning permission is required as the new extension would result in a wrap around arrangement by linking to the garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SD1	Sustainable Use of Resources
DC1	Design Considerations
T1	Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the NPPF states that:

> "…decision-takers may also give weight to relevant policies in emerging plans according to:
> - the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
> - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
> - the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public has now been held in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is

expected to be adopted in the Autumn of 2019. At this point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question.
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

SS1	Development Principles (Moderate)
SS1a	Presumption in Favour of Sustainable Development (Significant)
SD1	Sustainable Use of Resources (Limited)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)

National Planning Policy Framework (2019)

2:	Achieving sustainable development
9:	Promoting sustainable transport
12:	Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

94/00648/OLD	Garage extension and conservatory (LDC – approved). Officer note: Design/size of the conservatory is different to that currently on site.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/03/2019.

Neighbour consultation period ends: 26/03/2019.

Public Comments: No comments received.

Werrington Parish Council: No representations received.

Severn Trent Water: Proposal has minimal impact upon the public sewerage system therefore no objections to the proposals and no drainage condition required. STW advise that there may be a public sewer running through the site. Officer note: In the event that the application is approved an informative note can be added to the decision to inform/remind the applicant/developer of their responsibilities.

OFFICER COMMENTS

The application site is located within the Werrington and Cellarhead Village Development Boundary and as such there are no automatic 'in principle' objections to the scheme. There are no Listed Buildings within or near to the site, no protected trees and the dwelling does not sit within any Conservation Area. The matters to consider include design, visual impact, neighbour amenity, drainage and highways.

Design/visual impact
The scheme proposes a very simply designed rear extension which would span the full width of the rear of the dwelling. A simple lean-to roof arrangement and modest 3m projection ensures that the addition would sit neatly against the existing dwelling and compliment the proportions of it. Rooflights and concertina style doors leading to the rear garden are also simple in their design whilst allowing the natural light and accessibility to the rear garden that the applicants require. The use of matching brick and roof tiles is welcomed. Located at the rear of the dwelling between the garage and the boundary fence the proposed extension will not have any wider visual impact. The extension would be seen from some of the neighbouring dwellings but the addition is small and will not be visually intrusive. There are no objections to the application in design or visual impact terms.

Neighbour amenity
A site visit assessment has concluded that there would be no objections to the application in terms of neighbour amenity impact. There would be no Space About Dwellings amenity breaches in terms of impact upon neighbouring principal windows. The dwelling to the north (15 Oak Mount Road) benefits from a rear conservatory extension resulting in no principal window near to the shared boundary. The position/orientation/separation distance from the property to the rear (9 Oak Mount Road) means that again there will be no amenity standards breach. The extension is single storey only and therefore would not result in any overlooking or overbearing relationship with any nearby property. It is noted that no neighbour representations/objections have been received.

Drainage
Severn Trent Water confirm that they have no objections to the application and that no drainage conditions would be required. They do advise that there may be a public sewer running through the site; the applicant/developer could be made aware of this

via the addition of an informative note on the decision notice in the event of the application being approved.

Highways
The application does not propose any alterations to the existing parking arrangements.

CONCLUSION / PLANNING BALANCE

It is concluded that, for the reasons set out above, that planning permission is approved subject to conditions. The proposal does not raise any design, visual impact, neighbour amenity, drainage or highways concerns. Furthermore it is noted that no neighbour or third party representations have raised any concerns.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 09/04/2019

X

Signed by: Jane Colley
On behalf of Staffordshire Moorlands District Council